

State of South Carolina,
County of Greenville.

Charles French Toms, Jr., of Asheville, North Carolina and L.O. Patterson, of Greenville, South Carolina hereby agree to exchange certain lands situate in the City of Greenville, South Carolina, upon the following terms:

Said Toms agrees to convey to said Patterson or order, by fee simple deed with covenant of general warranty, that lot, fronting one hundred feet on the East side of South Main Street and running back one hundred feet along the South side of Cauble Street, including lots numbered one (1) to five (5), inclusive, on R.E. Dalton's plat recorded in Book "M", at page 222, in office of Register of Means Conveyances for Greenville County, South Carolina; this being a part of the property bought by said Toms from the Cauble estate.

Said Patterson agrees to convey to said Toms or order, by fee simple deed with covenant of general warranty, that lot situate on the north-west corner of East Broad and Falls Streets, fronting one hundred feet, ~~100/100~~, on Broad Street, and running back sixty ~~60/60~~ feet or more ~~60/60~~, on Falls Street; this being the same lot conveyed to said Patterson by W.S. Griffin and others by deed dated March 17, 1923, and recorded in said office in Book 85, at page 279, and to pay to said Toms the sum of Forty thousand dollars (\$40,000.00) in cash.

Said deeds shall be delivered and said money paid within forty days from this date. Both tracts shall be conveyed free of liens and encumbrances, including State, County and City taxes for the year 1924, and previous years. Rent and fire insurance to be prorated. Said deeds shall bear all necessary revenue stamps and dower renunciations.

This contract is contingent upon the titles to said property being good and marketable: if either title shall prove defective and cannot be perfected within a reasonable time, all obligations hereunder shall terminate.

This contract shall extend to and bind the heirs, executors, administrators and assigns of the parties hereto, respectively.

Witness our hands and seals this fourteenth day of November, A.D. 1924. >

Signed, sealed and delivered

in the presence of:

(Changes on 18th, 26th and 27th lines made)
(before the execution hereof, also on 17th line)

Hudson Williams
H. S. Anderson.

Charles French Toms, Jr. (Seal)
L.O. Patterson, (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me Hudson Williams and made oath that he saw the within named Charles French Toms, Jr. and L.O. Patterson sign, seal and as their act and deed deliver the within written instrument, and that he with H.S. Anderson witnessed the execution thereof.

Sworn to before me this 14th,
day of November, A.D. 1924.
J. Lynn Walker (L.S.)
Notary Public for S.C.

Hudson Williams

Recorded November 14th, 1924.

See Page 267 in this book for instrument in connection to this agreement.

END OF Doc